

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Steven Behr House
SE 4611 and DDS 590

Filed: Pre-application notice sent July 31, 2009
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: To convert a single-family dwelling to a two-family unit and validate the existing driveway width.
Status: On December 17, 2009, the Planning Board recommended approval with conditions. The Zoning Hearing Examiner heard the case on February 3, 2010 and continued the hearing to March 31, 2010. A decision to deny was issued on October 6, 2010. *The City appealed the decision to clarify some legal issues and the public hearing before the District Council was held on January 24, 2011 and is pending a decision.*

M-Square, University of Maryland Research Park
DSP-09028

Filed: September 11, 2009
Location: 4400, 4500 and 4600 River Road, College Park, MD
Applicant: Mannekin/COPT
Purpose: Development of 3 – 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.
Status: Application has been accepted but the applicant has waived the 70-day appeal period. The Planning Board hearing has not been scheduled.

Baywood Hotels
DSP 10005

Filed: Pre-application notice sent January 28, 2010
Location: 9137 Baltimore Avenue
Applicant: Baywood Hotels
Purpose: Replacement of the existing Howard Johnsons and Days Inn hotels with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property

Status: Application has not been filed.

**University Gardens
Certification of Non-Conforming Use
NCU-2036-2010-U**

Filed: Pre-application notice dated May 6, 2010
Location: 4620 Knox Road
Applicant: Larry Taub, Attorney
Purpose: To certify existing residential apartment buildings constructed in 1947
Status: Application has not been accepted.

**The Mosaic at Turtle Creek
DPLS-354**

Filed: Pre-application notice filed June 3, 2010
Location: 300 feet West of Mowatt Lane
Purpose: Requesting a revised parking ratio pursuant to Section 27-568(1) of the Prince George's County Code
Status: *Planning Board hearing has been scheduled for March 24, 2011.*

**College Park Homes I
CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010
Location: 6923 Carleton Terrace
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

**College Park Homes II
CNU-12112-15-09**

Filed: Pre-application notice filed July 2, 2010
Location: 7007, 7009, 7015 & 7017 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

**College Park Homes III
CNU-12117-19-09**

Filed: Pre-application notice filed July 2, 2010
Location: 7011, 7011A & 7013 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

**Stephens Apartments
CNU-20554-2010**

Filed: Pre-application notice filed September 29, 2010
Location: 7404 Columbia Avenue
Purpose: Certification of a six (6) unit apartment building built in 1957
Status: *Application has been accepted.*

**Domain College Park
DSP-09031**

Filed: Pre-application notice filed August 18, 2010
Location: Corner of Campus Drive and Mowatt Lane
Purpose: Construction of a multi-family building with ground floor retail
Status: *The Planning Board approved with conditions on February 24, 2011.*

**Domain College Park
DDS-604**

Filed: Pre-application notice filed December 9, 2010
Location: Corner of Campus Drive and Mowatt Lane
Purpose: Departure from the design standards for the loading area
Status: *The Planning Board approved on February 24, 2011.*

**CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING
COMMISSION**

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and a hearing was held on February 8, 2010. The Court of Special

Appeals ruled on May 6, 2010 that the City Council applied the wrong standard in considering appellant's validation request and are reversing and remanding the case for further consideration

under the appropriate standard. The order of remand was issued on September 28, 2010. Public Hearing schedule for APC's January 6, 2011 meeting for Reconsideration for validation of a permit issued in error. The Advisory Planning Commission voted 7-0-0 to recommend approval of Permit #1640 only for the portion of retaining wall as currently constructed in the front yard.

CPV-2007-12

Filed: June 8, 2007
Applicant: Miriam Diaz
Location: 4712 Fox Street
Request: Variance to expand the existing driveway and validate existing shed and porch
Status: Continued until further notice.

APC-CEO-0013-2004

Applicant: Robert Schnabel & Stephanie Stullich
Location: 7400 Dartmouth Avenue
Request: Insufficient time allotted to complete tasks required for compliance.
Status: At the APC's December 3, 2009 meeting the applicant submitted an updated timeline and photographs of the progress made on the property violations. A written interim progress report was submitted June 2010. *The applicant met with APC on February 3, 2011 and submitted a progress report, timeline and photographs of the progress made on the property violations. The APC asked the applicants to submit quarterly reports on the progress of the violations starting May 3, 2011.*